

C 400.310  
(d)(7)

**DETECTABLE  
WARNINGS  
(TEXTURE OF  
CURB RAMP)**

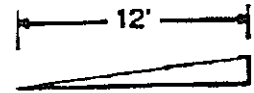
A curb ramp shall have a detectable warning consisting of exposed aggregate concrete, parallel or diamond mesh pattern grooves, cushioned surfaces made of rubber or plastic, raised strips or grooves. The warning texture shall extend the full width and depth of the curb ramp, including any flares and shall contrast with that of the surrounding surface.

**PEDESTRIAN RAMPS**

Code  
400.310  
(e)(2)

**SLOPE**

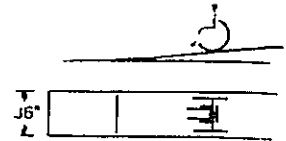
The least possible slope shall be used for any ramp. It shall not have a slope greater than 1" rise in 12".



Code  
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(e)(3)

**WIDTH**

Pedestrian ramps shall be a minimum of 36" wide.



Code  
400.310  
(e)(5)

**SURFACE  
TEXTURE**

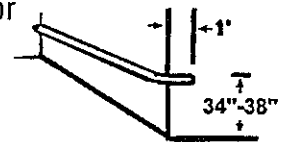
Surfaces shall be stable, firm and slip-resistant.



Code  
400.310  
(e)(5)

**HANDRAILS**

If the ramp run has a rise greater than 6" or a run longer than 72", then handrails shall be provided on both sides of the ramp between 34"-38" above the ramp surface. The clear space between the handrail and the wall shall be 1½".



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(e)(4)

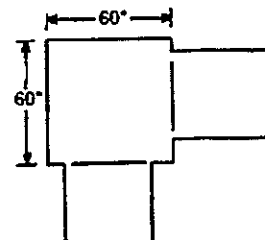
**LANDINGS**

Landings shall be provided at the top and bottom of each ramp and each ramp run at intervals not exceeding 30" of run and at each change of direction.

Code  
400.310  
(e)(4)

## LANDING DIMENSIONS

Landings shall be as wide as the ramp run leading to them and shall be a minimum length of 60" clear. If ramps change directions at landings, minimum landing size shall be 60" x 60".



## ENTRANCES

Code  
400.310  
(k)(2) & (3)

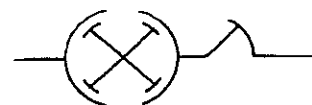
## ACCESSIBLE ENTRANCE

At least 50% of all public entrances to a building or facility shall be accessible. At least one must be a ground floor entrance. If direct access is provided from an enclosed parking garage to the building, at least one direct entrance from the garage to the building must be accessible.

Code  
400.310  
(j)(1)

## REVOLVING DOORS & TURNSTILES

Revolving doors or turnstiles shall not be the only means of passage at an accessible entrance or along an accessible route.



Code  
400.310  
(k)(2)(C)

## STRIP MALLS

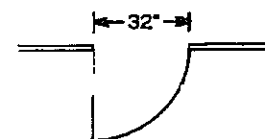
An accessible entrance shall be provided at each tenancy in a facility (i.e. at each store in a strip mall.)

## DOORS AND DOORWAYS

Code  
400.310  
(j)(4)

## WIDTH

Doors shall have a minimum opening of 32" as measured between the face of the door and the opposite jamb with the door open 90 degrees.



Code  
400.310  
(j)(5)

## MINIMUM MANEUVERING CLEARANCE

Maneuvering clearance at doors where there is a front approach shall be level and clear and shall be at least 60" deep and 50" wide.

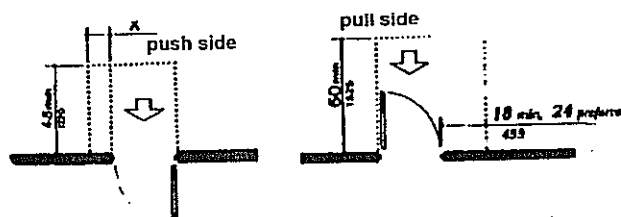


Fig. 15(c) and (d). If diagonal curb ramps are provided at marked crossings, the 48 in. (1220 mm) clear space shall be within the markings (see Illustration B, Fig. 15(c) and (d). If diagonal curb ramps have flared sides, they shall also have at least a 24 in. (610 mm) long segment of straight curb located on each side of the curb ramp and within the marked crossing (see Illustration B, Fig. 15(c)). (ADAAG 4.7.10)

- 11) **Islands.** Any raised islands in crossings shall be cut through level with the street or having curb ramps at both sides and a level area at least 48 in. (1220 mm) long between the curb ramps in the part of the island intersected by the crossings (see Illustration B, Fig. 15(a) and (b)). (ADAAG 4.7.11)

e) **Ramps**

- 1) **General.** Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply *with the following requirements unless another means of accessible vertical access (e.g., accessible elevator or accessible platform lift) is provided.* (ADAAG 4.8.1)
- 2) **Slope and Rise.** The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in. (760 mm) (see Illustration B, Fig. 16). Curb ramps and *interior or exterior* ramps to be constructed on existing sites or in existing buildings or facilities *where space limitations prohibit the use of a 1:12 slope or less* may have slopes and rises as follows: (ADAAG 4.8.2)
  - A) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 in.
  - B) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 in. A slope steeper than 1:8 is not allowed. (ADAAG 4.1.6(3)(a))
- 3) **Clear Width.** The minimum clear width of a ramp shall be 36 in. (915 mm). (ADAAG 4.8.3)
- 4) **Landings.** Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

- A) The landing shall be at least as wide as the ramp run leading to it.
  - B) The landing length shall be a minimum of 60 in. (1525 mm) clear.
  - C) If ramps change direction at landings, the minimum landing size shall be 60 in. by 60 in. (1525 mm by 1525 mm).
  - D) If a doorway is located at a landing, then the area in front of the doorway shall comply with subsection (j)(5) of this Section. (ADAAG 4.8.4)
- 5) **Handrails.** If a ramp run has a rise greater than 6 in. (150 mm) or a horizontal projection greater than 72 in. (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with subsection (p) of this Section and shall have the following features:
- A) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.
  - B) If handrails are not continuous, they shall extend at least 12 in. (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface (see Illustration B, Fig. 17).
  - C) The clear space between the handrail and the wall shall be 1-1/2 in. (38 mm).
  - D) Gripping surfaces shall be continuous.
  - E) Top of handrail gripping surfaces shall be mounted between 34 in. and 38 in. (865 mm and 965 mm) above ramp surfaces.
  - F) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.
  - G) Handrails shall not rotate within their fittings. (ADAAG 4.8.5)

- 6) **Cross Slope and Surfaces.** The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with subsections (a)(5), (7), (11) and (12) of this Section. (ADAAG 4.8.6)
- 7) **Edge Protection.** Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in. (50 mm) high (see Illustration B, Fig. 17). (ADAAG 4.8.7)
- 8) **Outdoor Conditions.** Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. (ADAAG 4.8.8)
- 9) **Exceptions.** *The following areas do not have to be served by accessible ramps provided that such areas comply with Section 400.320 (a)(1), and further provided that the same functions and services are available on an accessible level of the space: temporary raised platforms; seating tiers; theater rows; stadium rows; and auditorium rows utilizing fixed seating. Ramps do not have to be provided to all levels of a multi-level platform. For requirements for restaurants and cafeterias, see Section 400.320(l).*

f) **Stairs**

- 1) **General.** Interior and exterior stairs connecting floors and/or levels that are not connected by an elevator, platform lift or ramp, which are required as a means of egress by the applicable building code, or which are part of an accessible route, shall comply with the following requirements. (ADAAG 4.1.3(4))
- 2) **Treads and Risers.** On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. *Risers shall be a maximum of 7 in. (180 mm) in height.* Stair treads shall be no less than 11 in. (280 mm) wide, measured from riser to riser (see Illustration B, Fig. 18(a)). Open risers are not permitted. (ADAAG 4.9.2)
- 3) **Nosings.** The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than ½ in. (13 mm). Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. Nosings shall project no more than 1-1/2 in. (38 mm) (see Illustration B, Fig. 18). (ADAAG 4.9.3)

## **F. Residential Dwellings in Business Zoning Districts**

Apartment dwelling units are permitted in the B2C district. Apartment dwellings are permitted in the B1, B2, and B4 districts, but only where the dwelling unit is located above a ground floor business use. Apartments above a business use in a B3 or B5 district may only be approved as a special use. All such dwelling units shall meet the minimum dwelling unit size established for the R4 district.

## **G. Setback and Building Height Encroachments and Exceptions**

1. The following structures or parts of structures are permitted to project into or to be constructed in any required yard or beyond the building setback line shown on a final plat of subdivision:

- Awnings and canopies, up to 5 feet into a required yard.
- Bay or bow windows, up to 2.5 feet into a required yard.
- Chimneys, up to 2 feet into a required yard.
- Attached decks and other similar unenclosed structures no greater in height than the finished first floor elevation, only in a side or rear yard, and not within 5 feet of the rear lot line and 5 feet of the side lot line.
- Residential driveways and curbs, at least 1 foot from a lot or parcel line, unless shared among two or more lots or parcels.
- Non-residential driveways or curbs, at least 5 feet from a property line unless shared among two or more lots or parcels.
- Fences and walls, in accordance with the provisions of this Ordinance.
- Flagpoles and clothesline posts, at least 10 feet from the lot or parcel line.
- Mailboxes, sidewalks.
- Unenclosed steps or stairs to a dwelling at least 3 feet from a side or rear lot line and not encroaching more than 7 feet into a required front yard.
- Ramps for handicap access, provided such a ramp is at least 3 feet from a side or rear lot line and does not encroach more than 12 feet into a required front yard.
- Overhanging roof, eave, gutter, cornice or other architectural feature, up to 2 feet into a required yard.
- Parking spaces, in accordance with the provisions of this Ordinance.
- Patios and terraces constructed at or within 6 inches of grade level, at least 5 feet from the lot or parcel line.
- Play equipment in an AG, E, or R district, located within a side or rear yard only and not within 5 feet of a lot line.
- Signs, as provided for by the Woodstock sign control regulations.
- Trees, shrubs, and similar landscape planting.
- Yard and service lighting fixtures (down lighting only) and poles, as provided for in the project review regulations and standards.

2. The following structures or parts of structures are exempt from the height restrictions contained herein:

- Agricultural buildings and accessory uses, not including dwellings, on a lot or parcel zoned for agricultural activity.